

RESOLUTION NO. 11-05

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION
APPROVING SAINT LEO UNIVERSITY INC. INTRAMURAL FIELD
SITE PLAN REVIEW (SPR #11-C) WITH CONDITIONS.

WHEREAS, a general site plan review application (SPR #11-C) was submitted by Saint Leo University, Inc. (Applicant) to approve a new Intramural Field for Saint Leo University pursuant to the LDC Article XII, Development Review Procedures And Development Standards For General Site Plans and Planned Unit Developments, and

WHEREAS, a public meeting was advertised and held on April 11, 2011, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the staff and evidence presented at the public meeting.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. LEO TOWN COMMISSION:

SECTION A. REQUEST

The Applicant is requesting site plan review approval for a new Intramural Field. No variances are required.

SECTION B. FINDINGS AND CONCLUSIONS

Based on the facts and analysis presented in the staff report (Exhibit A), and the Applicant's application, justification and submittal documents, approval of the site plan is warranted.

SECTION C. TOWN COMMISSION DECISION

The Town Commission hereby APPROVES the site plan with the following conditions:

1. This approval is subject to any conditions of approval related to the Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
2. The Applicant shall submit a final landscape plan meeting the Type C twenty (20) foot wide landscape buffer requirements along the northeasterly property boundary. The landscape plan shall include a lighting plan and be submitted by October 31, 2011 for Town review/approval. Public notice shall be provided in accordance with Land Development Code requirements for the landscape and lighting plans.
3. The required landscape buffer along the Lake Jovita Golf Course shall be planted by the Applicant and inspected by a Town representative prior to completion of the Intramural Field. The Intramural Field shall not be utilized by the University until all landscaping has been installed, inspected and approved by the Town. The Applicant shall be required to replace any trees or shrubs deemed to be in poor or dead condition prior to issuance of any final inspection approval by the Town.

4. The Applicant shall provide a copy of the SWFWMD permit to the Town Clerk prior to commencement of construction of the Intramural Field.
5. One (1) year after the completion of the project, the Town Commission or its designee shall inspect all planted replacement trees and landscape buffer for compliance. The Applicant shall be required to replace any trees or shrubs deemed to be in poor or dead condition within 45 days of said inspection.

SECTION D. EXHIBIT A

The following exhibit is attached to this resolution and incorporated by reference:

Exhibit A: Town Staff Report with exhibits and Applicant's application and supporting documents.

SECTION E. TOWN COMMISSION MOTION

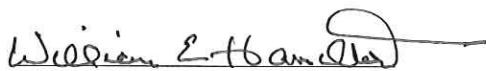
The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

William E. Hamilton, Mayor
Donna DeWitt, OSB
Richard Christmas
Robert Courtney
Jack Gardner

DULY PASSED AND ADOPTED this 11th day of April, 2011. This approval is valid for one (1) year from the date of approval, unless construction has started prior to the expiration date.

ATTEST:


Joan Miller, CMC


William E. Hamilton
Mayor

Approved as to form by:

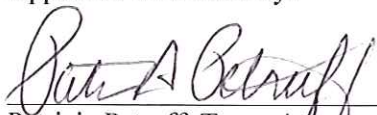

Patricia Petruff, Town Attorney

EXHIBIT A
Town Staff Report with exhibits and
Applicant's application and supporting documents



Town of St. Leo

**SITE PLAN REVIEW (SPR) STAFF REPORT
SPR#11-C: Saint Leo University Intramural Field
Town Commission Meeting April 11, 2011**

Property Owner: Saint Leo University Inc.

Applicant: Same

Representative: Frank Mezzanini

Request: Site Plan Approval for Intramural Field

Location/Legal Description: North Central Quadrant of the Saint Leo University East Campus

Property Appraiser Folio: 01-25-20-0000-01000-0010

Land Use Designation: Institutional

Zoning: Institutional

Site Plan Review Application Overview

The project is located in the north central part of the East Campus (Exhibit A). The project rebuilds and reorients the current soccer field to be utilized for NCAA competition field and future running track. The project became necessary due to the planned construction of a new parking garage under the current competition field.

The new Intramural Field requires a Type "C" buffer, which requires four (4) canopy trees and five (5) understory trees/100 linear feet and twenty (20) shrubs/100 linear feet. The Intramural Field has 200+/- linear feet adjacent to the Lake Jovita golf course. Therefore, the required landscape buffer is eight (8) canopy trees and ten (10) understory trees. It is noted that credit is given for any existing protected trees along the buffer area. Pursuant to the site plan eleven (11) canopy trees and twenty-three (23) understory trees are provided; therefore, the plan exceeds the LDC landscape buffer requirement.

The Intramural field is set back approximately 40 feet from the Lake Jovita golf course to the northeast. Night lighting has been proposed for this facility, but is not shown on the site plan. The Applicant has indicated that night lighting would be located on two or three poles along the western and eastern edges of the track. Lights will be oriented downward to minimize impacts to Lake Jovita residences. Construction is anticipated to begin in May 2011 and anticipated completion is June 2012.

Based on the application and site plan submitted, no variances are required. However, the application indicates one oak tree must be removed, which will require submitting a Tree Removal application. Other trees to be removed are non-protected trees (palms and Chinaberry). A Tree Removal application was submitted and approved by the Town Planning Consultant. The site plan submitted for the Intramural Field is consistent with the Saint Leo University Campus Master Plan (PUD#10-A, Minor Modification #1).

Staff Recommendations

The staff recommends APPROVAL of the Intramural Field based on the application and site plan submitted by the Applicant. The Approval is conditioned on the following:

1. Subject to any conditions of approval related to the Saint Leo University Campus Master Plan PUD #10-A (Minor Modification #1).
2. The Applicant shall submit a final landscape plan meeting the Type C twenty (20) foot wide landscape buffer requirements along the northeasterly property boundary. The landscape plan shall include a lighting plan and be submitted by October 31, 2011 for Town review/approval.
3. The required landscape buffer along the Lake Jovita Golf Course shall be planted by the Applicant and inspected by a Town representative prior to completion of the Intramural Field. The Intramural Field shall not be utilized by the University until all landscaping has been installed, inspected and approved by the Town.
4. The Applicant shall provide a copy of the SWFWMD permit to the Town Clerk prior to commencement of construction of the Intramural Field.
5. One (1) year after the completion of the project, the Town Commission or its designee shall inspect all planted replacement trees and landscape buffer (including trees utilized for the tree credit) for compliance. The Applicant shall be required to replace any trees or shrubs deemed to be in poor or dead condition within 45 days of said inspection.

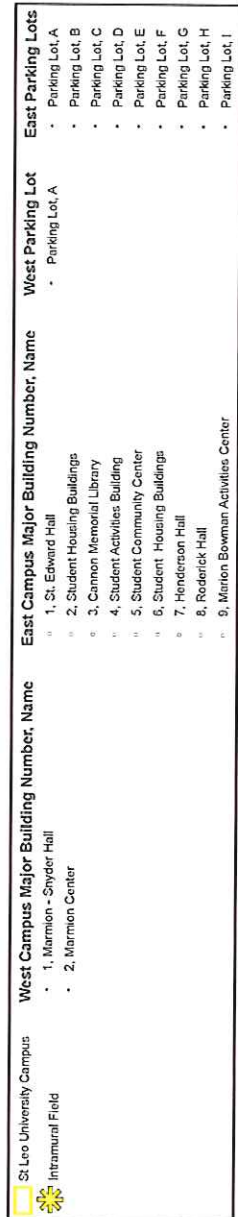
This report has been prepared by:



Jan A. Norsoph, AICP
Engelhardt, Hammer & Associates, Inc.
Town of St. Leo Planning Consultant

Engelhardt, Hammer & Associates reserves the right to update this report upon becoming aware of new or updated information.

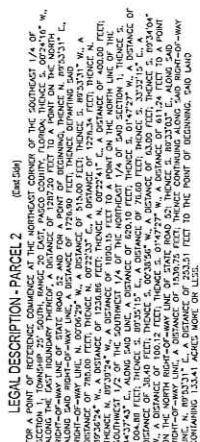
EXHIBIT A
AERIAL



Source: SWFWMD 2009 Aerial

ENGELHARDT, HAMMER & ASSOCIATES
Land Planning - GIS - Experts Testimony
101 Anchor Plaza Parkway, Suite 220, Tampa, Florida 33614
Telephone (813) 889-1400, Fax (813) 889-8811

APPENDIX A
Site Plan and Application Submittal Documents





Intramural Field

**APPLICATION FOR GENERAL SITE PLAN REVIEW
BY THE ST. LEO TOWN COMMISSION**

NOTE: All applications are to be filled out completely and correctly, and submitted in person (no fax or deliveries) to the Town Clerk. General Site Plan review is typically a staff review. However, if a variance to the LDC is required, then a variance public hearing will be scheduled. It is necessary for the applicant or the applicant's representative to be present at the public hearing meeting. No revisions to the General Site Plan application will be processed later than 14 days prior to the scheduled Town Commission meeting. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

Note: it is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.

Applicant (Title Holder(s)) Saint Leo University

Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215/352.588.8211

Representative (Owner Authorization Affidavit is required) Frank Mezzanini

Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215/352.588.8211

Architect/Engineer Lunz Prebor Fowler Architects

Address 58 Lake Morton Drive, Lakeland, Florida Zip 33801 Phone 863.682.1882

When Property Title Obtained 1889

Legal Description Refer to Site Plan

PIN Number(s) [County] 01-25-20-0000-00100-0010

General Location (Address) 33701 State Road 52, Saint Leo, Florida 33574

The applicant, by filing this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). One copy of the application, narrative and proposed general site plans/building elevations is to be submitted for a determination of application sufficiency with General Site Plan review submittal requirements pursuant to the LDC (see attached). Upon a determination of completeness, two sets the application and proposed general site plans/building elevations are to be submitted. Please note: If trees are proposed to be removed, then a tree survey for all trees over 3" d.b.h. on site may be required if deemed applicable by staff.

FEE: The applicant will be billed for the actual expenses related to the Town of St. Leo's Planning Consultant and other Town of Leo staff review of the application. This may include, but not be limited to, time spent reviewing the application for completeness, site inspection, preparing a report to the Town Commission, telephone conversations and/or written correspondence to the applicant, attending any meetings with the applicant and attending public hearings. The Town Commission may request an advanced partial payment based on an estimate of the Planning Consultant's fees and expenses.

Signature [Signature]

Title Holder(s)/Owner(s)

REQUEST: (Explain proposal in detail): use additional sheets if necessary

See attached.

Intramural Field
Application for General Site Plan Review
by the St. Leo Town Commission

Request:

The intramural field is to be rotated to a north-south orientation and rebuilt for use as the NCAA competition field. As part of the project, the area will be graded to accommodate a future running track. No timeline has been established for construction of the track.

The project became a necessity when it was decided to build the new parking garage 'under' the current competition field. A replacement field is needed during that period of construction. The field lighting at the current competition field will be relocated to this field.

Although there will be no change to the amount of pervious area, a stormwater collection system will be part of the project. It will be tied into the existing storm water system. A "Permit Modification" application is being prepared for submittal to SWFWMD.

Where the project abuts the property line, 20' wide and approximately 120 l.f. long type 'C' landscape buffer will be installed. The materials and design will be a continuation of the buffer installed for the softball project.

With the exception of one 12" Oak tree, all the others that are in the way of the project are Palm trees or China Berry trees, neither of which are protected pursuant to the Tree Protection ordinance. A Tree Removal permit will be submitted for the 12" Oak tree. The existing trees along the parking lot and street will remain and be protected from damage during construction.